THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July 2013 Notary Public MY COMMISSION EXPIRES: 8/23/14 (AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Kriegshaber	New Owner	094160E09700CO
617 Spence Enclave Way	same	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David A. Graham, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evan Kriegshaber,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying and being in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 97 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-0142842 and in Instrument No. 20061213-0153595, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Brent Foster by Warranty Deed from Regent land, LLC, a Tennessee limited liability company, of record at Instrument No. 20061122-0145200, Register's Office for Davidson County, Tennessee, dated November 21, 2006, and recorded on November 22, 2006.

Being the same property conveyed to R. J. York Homes, LLC, by Quit Claim Deed from Brent Foster of record at Instrument No. 20080111-0003703, Register's Office for Davidson County, Tennessee, dated January 10, 2008, and recorded on January 11, 2008.

Being the same property conveyed to David A. Graham, unmarried, by Quit Claim Deed from R. J. York Homes, LLC, of record at Instrument No. 20080111-0003704, Register's Office for Davidson County, Tennessee, dated January 8, 2008, and recorded on January 11, 2008.

Racheal Graham joins in the execution of this instrument to convey her interest in the herein described property as spouse of David A. Graham.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **617 Spence Enclave Way, Nashville, TN 37210.**

BILL GARRETT, Davidson County
Trans:T20130064992 DEEDWARR
Recvd: 07/30/13 12:27 3 pgs
Fees:18.00 Taxes:499.50

20130730-0079152

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of July, 2013.

David A. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David A. Graham**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of July, 2013.

My Commission expires: 1-7-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Racheal Graham

Racheal Graham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Racheal Graham**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of July, 2013.

My Commission expires: March 4, 2016

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN